



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2817-2819 N. Sherman Blvd., Sherman Boulevard Historic District

Replace existing flat roof and pitched roof per the scope of work below.

Date issued 5/19/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

Porch Roof:

We will start by removing the existing shingles around the entire flat roof surface. At this time the metal coping, inside flashings, and entire rubber roof system will be removed down to the original decking. \$92.50hr plus materials for any wood repairs that may be needed after the tear-off is exposed. This will include wood work needed to decking, framing, soffit, fascia, and moldings. 7/16 OSB sheeting will then be installed on the inside of all of the walls so the new roof system can be installed properly. 2x8 treated lumber will be installed on the top of the parapit walls to create the needed wood nailer system. A tapered ISO system will then be installed on the flat roof pitching the water to the South and North sides of the flat roof where the outlets are located. The ISO boards will be secured down using 3" discs that will be secured down using the proper length screws. We will then install RMS tape along all 4 roof wall intersections on the inside of the flat roof. This will hold the rubber to the walls and not allow it to shrink and pull away over time. The RMS tape will be secured using 2 1/4 inch screws that will be secured down using screws. Commercial glue will then be installed over the entire flat roof surface and up each of the walls. We will then use 26 gauge coated steel and custom make and install a new coping along the 3 parapet walls on the porch roof. Water stop will be installed on each of the seams prior to the 4" starps being locked into place on the coping. We will then install a new 26 gauge coated steel counter flashing along the entire roof wall intersection of the flat roof with the house. A new custom made flashing system will then be made and installed where the door intersects with the flat roof.

Pitched Roof:

After the tear-off is completed we will open up the decking on the North and South side of the porch where the outlets run through the structure and empty onto the pitched roof. 20oz copper will then be used to custom make and install a new outlet that goes through the entire framing, laps onto the new rubber roof, as well as the asphalt pitched roof section. All seams will be soldered. We will then prime the top of the apron that laps onto the new rubber roof on both sides of the porch roof and seal that intersection with uncured rubber. Ice and water shield wil then be installed over the entire porch roof surface and up the walls that intersect with the roofing. New aluminum gutter apron will then be installed along all of the eaves. 30yr Certainteed Landmark "heather blend" dimensional shingles will then be installed over the entire roof surface of the porch roof. The shingles will be secured down using 1 1/4 roofing nails. As the shingles are being installed there will be new step flashing applied along the roof wall intersections. We will then grind into the walls on both sides of the porch roof and anchor a new 26 gauge coated steel historic step counter flashing system on each wall. Quad max sealant will then be used to seal the intersection of the brick with the new counter

flashing. New 5" seamless aluminum gutters and 4 inch downspouts will then be installed around the entire porch roof system. The gutters will be secured using the proper straps and screws NOT nails.

All debris to be hauled away by CRR. Tarps and plywood will be used to protect the house and garage as the roofing projects are being done. All debris will be cleaned up on a daily basis and put into the dumpster. Any permits needed for the project to be taken care of by CRR. Once one of our crews starts a job the same crew will be there every day until the job is completed depending on the weather. There is a Lifetime labor warranty given by Community Roofing & Restoration, Inc for the shingle roof and a 30 yr shingle manufacturer's warranty given by Certainteed. The flat roof portion of the roof will have a 20yr manufacturer's warranty associated with it and a 10yr labor warranty.

Roof scope of work